

This is the shape of tomorrow



AR41

New uses of
basic materials



New dimensions in
home building



New concepts in
community planning



New horizons through
joint ventures





If you can imagine land use, feasibility planning and construction, within the framework of an overall community, not simply as things or related activities, but as a process for perfecting society then you have a grasp on the shape of tomorrow.

This is the role which the Great Northern Capital Corporation Limited has defined for itself today.

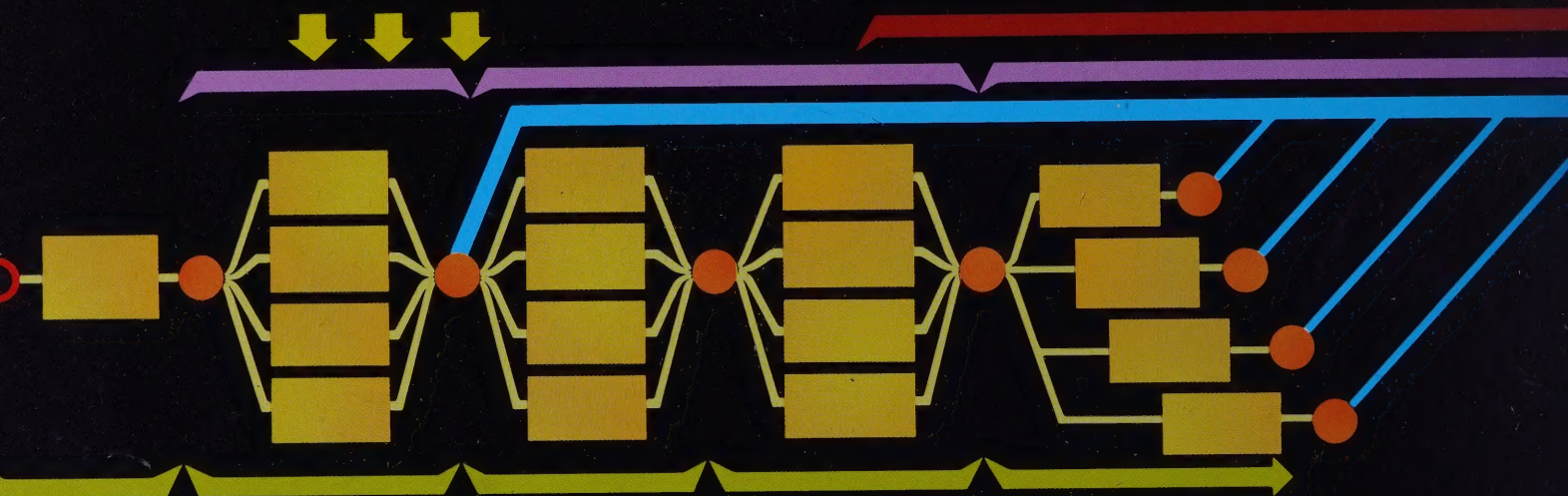




GNC is a wholly integrated, broadly based corporate structure, to be sure, but it is more. It is a highly organized process of diverse talents working together to shape living, working and playing environments in a way which is relevant to the needs of the people who will inhabit them.

Since 1908, GNC has been an innovator in land use. We are still at it today. All our assets and resources, financial and human, are engaged in creating meaningful changes in our society.

Individuals, institutions and corporations with land positions unused or under-utilized, or with funds for real estate investment, are turning to the GNC group of companies in growing numbers for professional or partnership development.

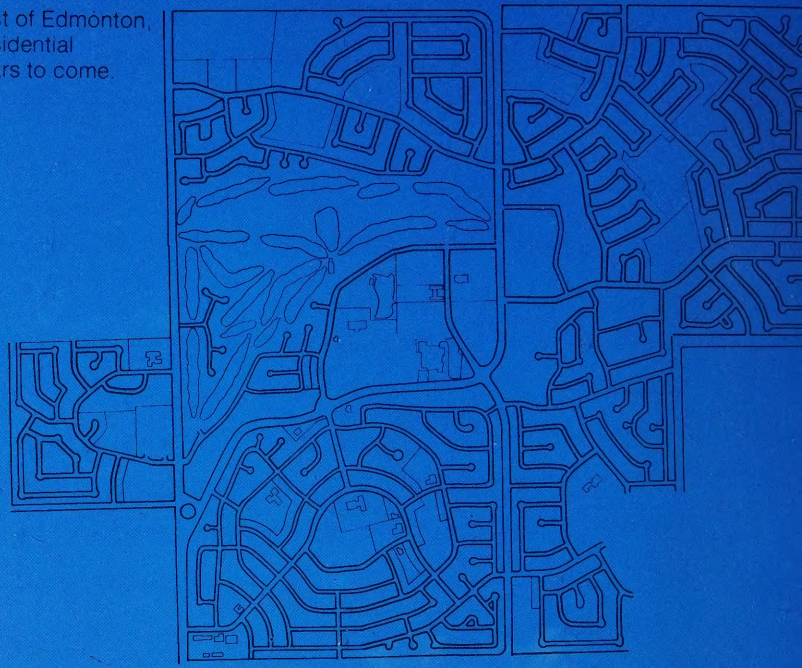




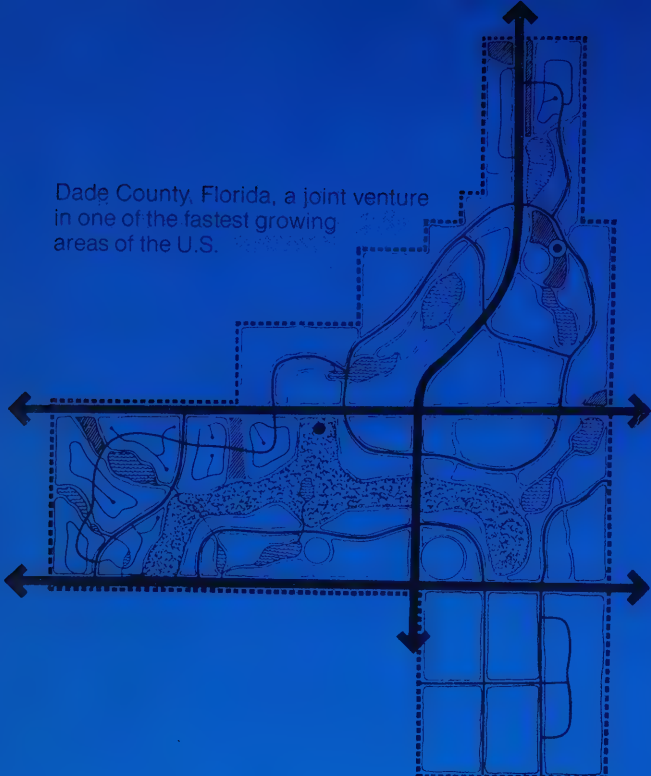
At the heart of GNC's operation is a real estate service organization with a total capability to provide land use and development feasibility planning, conceptual and detail designs, construction and project management and, finally, a full market research program covering each component. In other words, the full capability to be the unifying force between bare land purchase and completed building.



Sherwood Park, east of Edmonton, Alberta, will fill a residential growth need for years to come.



Dade County, Florida, a joint venture
in one of the fastest growing
areas of the U.S.



Its broad scope of operations gives GNC the ability to plan, develop and build complete environments incorporating multi-type housing, educational and recreational centres, ecologically balanced mixes of business and industry.

Shown are three major GNC community development projects, in three different sectors of North America. In these three projects alone, more than 6,000 acres are being utilized in the creation of new and advanced environments.

Laval, Quebec, designed to preserve
the environment while serving
the needs of people.





Hamlock Farms in the Pocono Mountains of Pennsylvania, a fully serviced private community.

GNC also creates large family play-lands—complete with beaches, golf courses, bridle trails, ski slopes, club houses and year-round vacation homes.

Other environments planned and built by GNC include shopping centres, hotels, high rise apartments, office buildings and large industrial complexes.

owers of Polo Park, Winnipeg, a joint
venture, commercial and residential,
income property



Holiday Inn, Quebec City, a joint venture
and a prime addition to GNC's revenue-
producing properties.



the Galleria Shopping Centre, Toronto, a joint
venture income property.

Complete concrete walls
already lowered
into position.



Complete structure is
erected in one day
and ready for finishing.



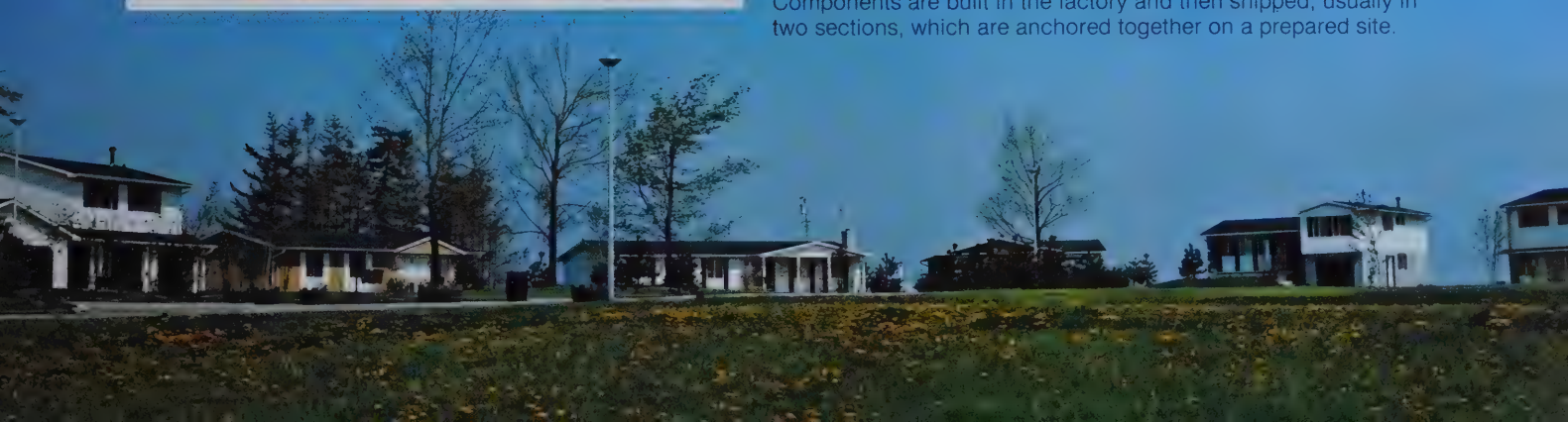
Cost savings combine with
beauty and durability.



A major concern of GNC is to find ways of providing better housing that more people can afford. One GNC division has researched, developed and already built homes from pre-cast concrete. A major benefit is the possibility of rapid erection techniques which eliminate major expensive on-site labor. Moreover, this method of construction offers the greatest potential for providing higher quality housing at lower cost. Another arm of GNC manufactures complete homes at a plant in Woodstock, Ontario. This method eliminates the cost of seasonal time losses and insures maximum utilization of labor and materials. For the developer, it offers the benefits of mass buying, quality control and speed of erection. Both manufacturing techniques hold out the promise of solving our problems of mass housing.



Components are built in the factory and then shipped, usually in two sections, which are anchored together on a prepared site.



*These are a few of the many projects
which GNC is currently undertaking.*

Eastgate Shopping Centre, a
wholly owned income property,
Sherwood Park, Edmonton,
Alberta.

Towers of Polo Park, residential,
commercial income property in
Winnipeg, Manitoba

Westmount Apartments, a joint
venture, operating income
property of 133 suites, Edmonton,
Alberta

Sherwood Park community development,
a satellite city in
Edmonton, Alberta.

Shopping Plaza,
Medicine Hat, Alberta

Joint venture motor hotel
Fort William, Ontario



From the beginning of time, man has been aware of the importance of the ground he lived, worked and played on. This ground takes on greater importance as our world populations grow, as our inhabitable land becomes limited or too costly.

Great Northern Capital Corporation Limited, through its in-house operating divisions, as well as associates and joint venture operations, has the specialized knowledge and flexibility to conceive, plan and develop any real estate requirement for lease, sale or partnership anywhere in the world.

Three active projects comprising factory built single family units and townhouses, Ottawa, Ontario.

Holiday Inn Hotel, built and leased to Commonwealth Holiday Inns, Quebec City, Quebec.

Integrated residential community, Laval, Quebec.

Office Building, Pointe Claire, Quebec.

Community subdivision, Markham, Ontario.

Operating income property, 16-storey building, managed by GNC, Toronto, Ontario.

Eglinton Avenue Apartments, 233 suite income property, Toronto, Ontario.

The Galleria Shopping Centre, a joint venture income property, Toronto, Ontario.

Major long-term land development, Oakville, Ontario.

Joint venture land development and housing construction, Burlington, Ontario.


Hemlock Farms leisure property development, Pennsylvania.

Lake-in-the-Clouds leisure property development, Pocono Mountains.

Joint venture integrated community development, Dade County, Florida.

Wherever the important questions about community living and future housing are raised, Great Northern Capital Group offers vital new answers that lead to environments which are more meaningful and more relevant to the people who will inhabit them.





Great Northern Capital Corporation Limited is the parent company, and acts as the financial and long-term planning arm of a group of operating divisions.

These divisions comprise an entrepreneurially oriented team of real estate specialists with the talent, experience and drive to make building happen.

To any group with unused or under-utilized land, funds for real estate investment, or simply with a development idea, Great Northern Capital as the catalytic joint venture associate has the operating resources to enable the realization of any project.

CANADIAN PROPERTIES DIVISION—Started as a community planner and developer in 1908 with a 3,000 acre site in Etobicoke, Ontario, and now owns, develops, manages and sells a full range of real estate in six provinces across Canada.

U.S. PROPERTIES DIVISION—Began in 1959, specializing in leisure community development, and today operates from its New Jersey headquarters in all categories of real estate development as an independent division of Great Northern Capital Corporation Limited.

REALTY SERVICES DIVISION—Covers the full range of real estate categories, from total community planning to urban core renewal, of residential, institutional, leisure, commercial and industrial properties, from large land assemblies down to, and including, single family dwellings. It is the planning and conceptualizing arm of GNC with full capabilities to plan, design and manage any project both while it is being constructed and after it is completed.

REALTY INDUSTRIAL DIVISION—Markets realty related products and services such as brick, and concrete panels for single-family dwellings, town houses and high rise apartments, as well as office towers and industrial buildings. It is a leading manufacturer of modular homes in Canada and is currently assessing opportunities for the manufacture and distribution of its concrete panel and modular frame construction in various countries around the world.

